

R.D. 3 Box 112
Chestertown, Md. 21620

February 3, 1986

Mr. William Nuttle, Surveyor
Queen St. Extended
Chestertown, Md. 21620

Dear Mr. Nuttle:

This letter is to confirm my telephone conversation with you last week to engage you to survey the discussed line between my lands and the lands of Deringer, Whitney, Ingersoll, Jr. which I find to be 206.3 feet, and for you to mark the line with visible stakes to the land owners every 15-20 feet.

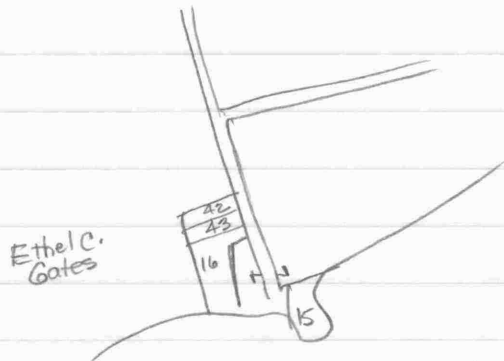
Your prompt attention to this job will be appreciated. Note enclosures I have copied to help make this easy for you. I would like to know when you can do this and how much to expect it will cost.

Sincerely,



Ms. Ethel C. Gates
"Oyster Cove Farm"
778-2876

MAP 53



- 15 M. Douglass Gates 179/340
✓16 H. Hurtt Deringer, Jr. 281/462
✓43 Rita Marie Whitney WHG 3/181 - same as SB6/294
42 Daniel W. Ingersoll 212/7

Deringer - 281/462

Begin E pub rd. leading to wharf
S 69° 1/2° W - 10 to large stump

S 20° 1/2° E - 10 to river

w/s S 88° 1/2° E - 6.17 to pub lands

w/s N 17° W - 8.21

N 71° E - 3 1/5 to pub rd.

w/s N 23° 1/2° W - 3.07 to begin

S & E - SB6/294

Begin E rd. in line with Emory

w/s W dir about 68' 10" to Susan Delinor

w/s S dir. " 51' 2" to pub landing

w/s to E rd.

w/s about 58' 8" to begin

Derbyga EHP 65/877

Begin @ rd.

S $69\frac{1}{2}^{\circ}$ W - $10^{16.5}$ to large stump

S $20^{\circ}30'E$ - $10^{16.5}$ to river

w/s S $88\frac{1}{2}^{\circ}E$ - $6.17^{101.81}$ to public lands

w/s N $17^{\circ}W$ - $8.21^{135.47}$

N $7^{\circ}E$ - $3.45^{52.8}$ to road

w/s N $23\frac{1}{2}^{\circ}W$ - $3.07^{50.66}$ to begin

46.2
17
63.2

SSE SB 6/294

Begin @ rd. on line of Emory

w/s W dir about $68^{\circ}10'$ to Susan Delind

w/s S " " $51^{\circ}2'$ to landing

w/ landing to peak rd.

w/ @ rd. about $50^{\circ}8'$ to begin

THIS DEED, made this 8th day of January, 1979,
by and between HELEN RIDLEY FRIEDBURG of Kent County, State of Maryland, of
the first part; and MacLEOD DOUGLASS GATES and ETHEL COLLINS GATES, his
wife, of Kent County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Two Hundred
Thousand (\$200,000.00) Dollars and other good and valuable considerations,
the receipt whereof is hereby acknowledged, the said Helen Ridley Friedburg
does grant and convey unto the said MacLeod Douglass Gates and Ethel Collins
Gates, his wife, as tenants by the entireties, and to the survivor of them,
and to the survivor's heirs and assigns, in fee simple, all those several
tracts or parcels of land situate, lying and being in the Seventh Election
District of Kent County, State of Maryland, and more particularly described
as follows, that is to say:

HH-9-70 A E22312 ***210
HH-9-70 A E22311 ***40
HH-9-70 A E22310 *****

PARCEL NO. I: Beginning for the same at the southwesternmost
corner of the lot of land hereby intended to be conveyed at a stone on the
northerly shore of the Chester River (original stone called for in old deeds
referred to as marked "MC") and running thence by and with the waters of the
Chester River the five following courses and distances: south 75 degrees 11
minutes east 249.80 feet to a point; north 59 degrees 25 minutes east 130.90
feet to a point; north 67 degrees 03 minutes east 305.60 feet to a point;
north 48 degrees 48 minutes east 128.10 feet to a point; south 88 degrees 26
minutes east 215.30 feet to a point with the southwesterly end of a seawall
and the line of land formerly of Lillian K. Humphreys; thence by and with
the lands of the said Humphreys and those formerly of Edward O'Brien the
two following courses and distances: north 19 degrees 20 minutes west 206.30
feet to a concrete monument, north 65 degrees 49 minutes east 148.30 feet to
a concrete monument; thence continuing the same course 17.00 feet (total
distance 165.30 feet) to the center of the Quaker Neck State Road; thence by
and with the centerline of said State Road north 21 degrees 48 minutes 30
seconds west 1155.0 feet to a point in the center of said State Road north
69 degrees 57 minutes east 23.00 feet from a concrete monument set on the
fence line to the northerly side of the right of way to the lands of Gilbert

(over)

Deed description
for
Ethel Gates
Oyster Cove Farm

Ingersoll (said point also being beginning of W46 3/562
w/s boundary of Para (also W boundary of Ingersoll R/W)

S69°57'W - 1118.50 to C.M. & Ingersoll

w/s S22°00'E - 990.75 to Oyster Cove

across cove S22°00'E - 255.75 to begin

S&E - 24' strip along NW line

Parcel 2

Begin at point on Cove N22°00'W - 122' from stone on shore
of Chester River

w/cove S29°45'W - 48.30

S37°20'E 48.80

S51°09'E - 46.30 to stone

N 22°00'W - 122 to begin

Chester
River

Gates lands

Gates (Oyster Cove Farm)

Woods (trees)

206.3'

cm +
stake

165'

← 20 1/2° E 10 perches to Shore

56'

seawall

Deringer

Whitney

D.
Ingersoll, Jr.

148' to curbing 17' h
middle of road

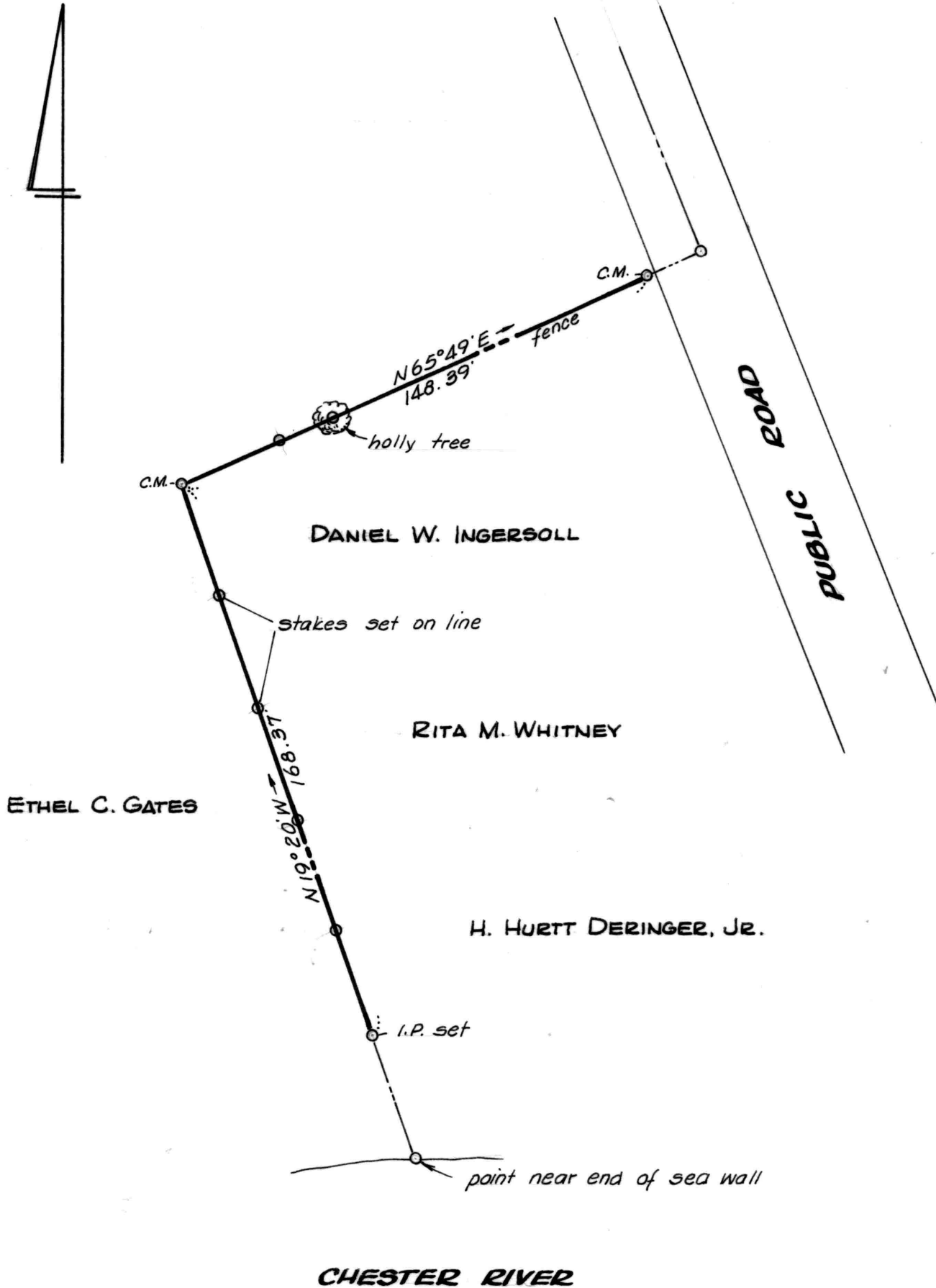
Gates lands
(Oyster
Cove
Farm)

Hand-drawn survey map of Tract #1, 29.799 Acre House Lot. The map shows the following details:

- Tract #1:** 29.799 Acre House Lot.
- Boundaries:**
 - Top boundary: 569° 57' W, 1118.50'.
 - Right boundary: 1155.0'.
 - Left boundary: 690.75'.
 - Bottom boundary: 133.75'.
- Adjacent Features:**
 - River:** Located at the bottom of the tract, with a "West end sea wall" indicated.
 - Sea Wall:** A line of points along the river, with bearings and distances: N 53° 24' E, 130.3'; N 67° 03' E, 305.6'; N 48° 45' E, 128.1'; S 88° 16' E, 215.3'.
 - Other Lots:**
 - House Lot:** 165.3'.
 - Humphreys Lot:** 206.3'.
- Other Labels:**
 - GATES:** A large handwritten label in the center.
 - Begin for Tract #1 & #3:** A line extending from the top right corner.
 - Right of way to Gilbert's Improved Land:** A dashed line along the top boundary.
 - MC:** A label near the bottom left corner.
 - None:** A label near the bottom left corner.
 - 04578 Sale:** A label near the bottom left corner.

The Hugh S. Sease Farm.
Tracts #1 & 2 - Being Reserved by
Lawrence F. Smith et al.
Tract # 3 Being conveyed to
Dorothy Peca et al by The
said Lawrence F. Smith
7th Elect. Dist. Hunt Co. Ind
scale 1" = 400'
Surveyed August 1947

J. B. Metcalf
survived
Mar. 22. - 1861



PLAT SHOWING TWO LINES OF THE
ETHEL C. GATES LANDS
 7TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40' March 1986.

William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

I.P. = iron pipe
 C.M. = concrete monument